

CAMANO COUNTRY CLUB ADDITION No 16

IN SECT. 19, T.31N., R.3E.W.M. & SECT. 24, T.31N., R.2E.W.M.
CAMANO ISLAND, WASHINGTON
SCALE: 1" = 100'

DESCRIPTION

This plat of Camano Country Club Addition No 16 embraces that portion of the Northwest 1/4 of section 19, Twp. 31 North, Range 3 E.W.M., and that portion of the Northeast 1/4 of section 24, Twp. 31 North, Range 2 E.W.M., described as follows:

Commencing at the West 1/4 corner of section 19; thence N 0° 57' 42" E along the west line of said section 19 a distance of 903.23 feet to the true point of beginning; thence N 79° 06' E a distance of 897.77 feet; thence N 30° 54' W a distance of 10.00 feet to the south-westerly corner of lot 1 of block 11 of the plat of Camano Country Club Addition No. 8 as per plat recorded in volume 37708 of the records of Island County, Washington; thence N 37° 08' W along the westerly line of said plat No. 8 a distance of 573.27 feet to the north-west corner of said plat; thence S 73° 11' 48" W a distance of 5422.72 feet to a point 170.97 feet from said point on curve; thence along said curve in a westerly direction through a central angle of 60° 15' 40" an arc distance of 119.82 feet to the P.T. of said curve; thence S 73° 11' 48" W a distance of 281.33 feet; thence S 37° 06' E a distance of 183.17 feet; thence S 32° 34' W a distance of 190.06 feet; thence S 37° 06' E a distance of 819.04 feet; thence S 19° 06' W a distance of 180.69 feet to the west line of said section 19; thence S 0° 57' 42" W along the west line of said section 19 a distance of 70.62 feet to the true point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT "GARRISON COMPANY" A CORPORATION BY ITS PRESIDENT, DANIEL B. GARRISON, ACTING FOR ITSELF AND EXERCISING THE POWER TO PLAT CONFERRED AND GRANTED BY REAL ESTATE CONTRACT DATED APRIL 5, 1951, RECORDED JULY 7, 1952 UNDER ADDITOR'S FILE No 86741, RECORDS OF Island County Washington, DOES HEREBY DECLARE THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WATER RIGHTS AND PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR PUBLIC PURPOSES, ALSO THE RIGHT TO HAVE ALL EASEMENTS, SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES ETC. SHOWN HEREON. ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREETS ARE GRADED. ALL LOTS, TRACTS, OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE FOLLOWING RESTRICTIONS:

"NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED ON ANY LOT, TRACT OR PARCEL OF THIS PLAT CLOSER THAN 20 FEET TO THE MARGIN OF ANY STREET OR ROAD. NO LOT, TRACT OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DIVIDED AND SOLD OR RE-SOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 7200 SQUARE FEET OR LESS THAN 60 FEET IN WIDTH. NO BUILDING PERMIT AND SEWER DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK."

IN WITNESS WHEREOF, THIS DEDICATION IS EXECUTED ON THIS 18th DAY OF April A.D. 1966.

Daniel B. Garrison
DANIEL B. GARRISON, PRESIDENT
GARRISON COMPANY

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THE 18th DAY OF April A.D. 1966 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DANIEL B. GARRISON, TO ME KNOWN TO BE THE PRESIDENT OF GARRISON COMPANY, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT AND DEED OF HIMSELF AND SAID CORPORATION, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Harold P. Rader
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 614 Hibber

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CAMANO COUNTRY CLUB ADDITION No. 16 IS BASED UPON AN ACTUAL SURVEY BY TIEING INTO EXISTING PLAT MONUMENTS AS SHOWN. THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY. THE MONUMENTS HAVE BEEN SET, AND ALL LOT AND BLOCK CORNERS HAVE BEEN STAKED ON THE GROUND, THAT THE PROVISIONS OF STATUTES AND ORDINANCE HAVE BEEN COMPLIED WITH.

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 18 DAY OF April A.D. 1966.

J. C. Smith
COUNTY AUDITOR

John R. Vanduyck
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

APPROVED BY ME THIS 18th DAY OF April A.D. 1966.

James H. Plummer
COUNTY ENGINEER

RECORDED

FILED FOR THE RECORD AT THE REQUEST OF *Daniel B. Garrison* 11 A.M. ON APRIL 18 1966. 22 PAGES OF PLATS, PAGE 79, RECORDS OF Island County, Washington.

Julia Rader
COUNTY AUDITOR

BY: *W. Rader* DEPUTY

TREASURER'S CERTIFICATE

I, HARRY A. LANG, TREASURER OF Island County, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE FULLY PAID TO AND INCLUDING THE YEAR 1966.

Harry A. Lang BY: *Keith E. Jylstad*
HARRY A. LANG, ISLAND CLERK DEPUTY

CERTIFICATE OF TITLE

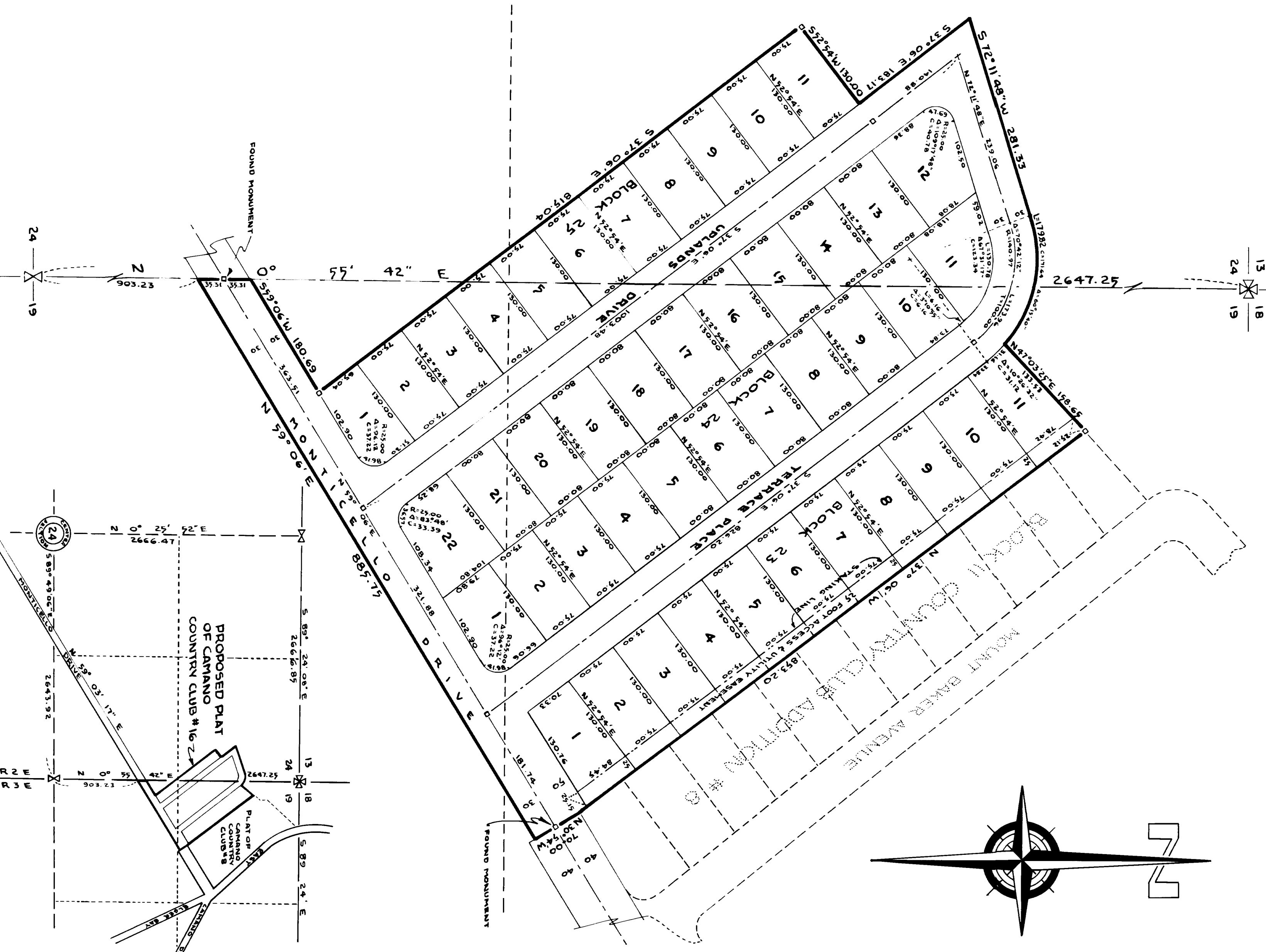
RECORDED April 18 1966. FILE NO. 19357 VOLUME 30

RESTRICTIONS

FOR RESTRICTIONS SEE RESTRICTION COVENANTS FILED IN THE Island County Auditor's Office, VOLUME 30 PAGE 386.

VICINITY SKETCH

PLAT LOCATED WITHIN SECTION 19, T.31N., R.3E.
& SECTION 24, T.31N., R.2E., W.M.
SCALE: 1" = 800'



OFFICIAL SEAL OF
SURVEYOR

OFFICIAL SEAL OF
GARRISON COMPANY

OFFICIAL SEAL OF
COUNTY ENGINEER

OFFICIAL SEAL OF
COUNTY TREASURER

OFFICIAL SEAL OF
COUNTY AUDITOR

OFFICIAL SEAL OF BOARD OF
COUNTY COMMISSIONERS

OFFICIAL SEAL OF
NOTARY PUBLIC